

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: HPA BORROWER 2018-1 MS LLC**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 176623-270**PROPERTY LOCATION:** 19003 SE 16th St
Vancouver, WA 98683**PETITION: 406****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 179,800	\$ 179,800	
Improvements	\$ 198,017	\$ 198,017	
Personal property			
ASSESSED VALUE	\$ 377,817	BOE VALUE	\$ 377,817

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
Dick Riley

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,300 square feet, built in 1998 and is of fair plus construction quality located on 0.14 acres.

The appellant submitted five comparable sales [#176623-234 sold for \$380,000 in August 2020; #92001-218 sold for \$350,000 in August 2020; #92001-212 sold for \$375,000 in October 2020; #92002-690 sold for \$355,000 in January 2020; and #177480-204 sold for \$355,000 in May 2020].

The appellant requested a value of \$371,200.

The Assessor's evidence included three sales adjusted for time (one parcel was also used by the appellant), a 2021 property information card, a sales scatter chart, a list of sales, a comparable sales map, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$377,817.


DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$377,817 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: HPA JV BORROWER 2019-1 ML LLC**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 177496-160**PROPERTY LOCATION:** 19804 SE 10th St
Camas, WA 98607**PETITION: 407****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 191,400	\$	191,400
Improvements	\$ 440,578	\$	440,578
Personal property			
ASSESSED VALUE	\$ 631,978	BOE VALUE	\$ 631,978

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,722 square feet, built in 2002 and is of good construction quality located on 0.25 acres.

The appellant submitted five comparable sales [#177496-190 sold for \$550,000 in January 2020; #177496-310 sold for \$569,000 in September 2020; #177496-248 sold for \$489,000 in August 2020; #177496-116 sold for \$474,900 in April 2020; and #177497-018 sold for \$569,900 in November 2020].

The appellant requested a value of \$578,100.

The Assessor's evidence included five sales adjusted for time (two parcels were also used by the appellant), a 2021 property information card, a sales scatter chart, a list of sales, a comparable sales map, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales support the assessed value of \$631,978.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$631,978 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: HOME PARTNERS GA 2015 LLC**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 181677-018**PROPERTY LOCATION:** 3019 NE 169th Way
Ridgefield, WA 98642**PETITION: 408****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 113,750	\$	113,750
Improvements	\$ 426,047	\$	426,047
Personal property			
ASSESSED VALUE	\$ 539,797	BOE VALUE	\$ 539,797

Date of hearing: May 25, 2022**Recording ID#** HPA52522**Hearing Location:** By remote WebEx video conference and/or teleconference**Attendees (all through virtual conference):**

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,142 square feet, built in 2013 and is of average plus construction quality located on 0.13 acres.

The appellant submitted four comparable sales [#181677-016 sold for \$530,000 in August 2020; #986028-351 sold for \$455,000 in January 2020; #986028-375 sold for \$450,000 in December 2020; and #986042-583 sold for \$460,510 in June 2020].

The appellant requested a value of \$528,000.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$539,797.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$539,797 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HPA BORROWER 2017-1 LLC

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 185202-000

PROPERTY LOCATION: 14914 NW 25th Ave
Vancouver, WA 98685

PETITION: 410

ASSESSMENT YEAR: Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 183,750	\$	183,750
Improvements	\$ 435,167	\$	435,167
Personal property			
ASSESSED VALUE	\$ 618,917	BOE VALUE	\$ 618,917

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,256 square feet, built in 1999 and is of average plus construction quality located on 0.27 acres.

The appellant submitted four comparable sales [#185188-020 sold for \$525,000 in March 2020; #185188-034 sold for \$576,000 in October 2020; #185188-038 sold for \$555,000 in February 2020; and #187330-008 sold for \$534,065 in August 2020].

The appellant requested a value of \$598,800.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$618,917.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$618,917 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
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1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: HPA JV BORROWER 2019-1 ML LLC**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 187330-018**PROPERTY LOCATION:** 12807 NW 29th Ct
Vancouver, WA 98685**PETITION: 412****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 117,300	\$	117,300
Improvements	\$ 465,059	\$	465,059
Personal property			
ASSESSED VALUE	\$ 582,359	BOE VALUE	\$ 582,359

Date of hearing: May 25, 2022**Recording ID#** HPA52522**Hearing Location:** By remote WebEx video conference and/or teleconference**Attendees (all through virtual conference):**

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,201 square feet, built in 2004 and is of good construction quality located on 0.14 acres.

The appellant submitted five comparable sales [#187330-008 sold for \$534,065 in August 2020; #187361-020 sold for \$525,000 in April 2020; #185188-034 sold for \$576,000 in October 2020; #185188-038 sold for \$555,000 in February 2020; and #185188-020 sold for \$525,000 in March 2020].

The appellant requested a value of \$575,900.

The Assessor's evidence included seven sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$582,359.


DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$582,359 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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CLARK COUNTY BOARD OF EQUALIZATION

www.clark.wa.gov

PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HPA BORROWER 2019-2 LLC

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 187330-062

PROPERTY LOCATION: 3024 NW 128th St
Vancouver, WA 98685

PETITION: 413

ASSESSMENT YEAR: Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$ 117,300	\$	117,300
Improvements	\$ 491,367	\$	467,169
Personal property			
ASSESSED VALUE	\$ 608,667	BOE VALUE	\$ 584,469

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
Dick Riley

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,360 square feet, built in 2004 and is of good minus construction quality located on 0.14 acres.

The property was purchased for \$475,000 in January 2019. The appellant submitted five comparable sales [#187330-008 sold for \$534,065 in August 2020; #187361-020 sold for \$525,000 in April 2020; #188287-108 sold for \$549,000 in June 2020; #188287-098 sold for \$560,500 in October 2020; and #188321-044 sold for \$585,000 in November 2020].

The appellant requested a value of \$581,600.

The Assessor's evidence included four sales adjusted for time, a 2021 property information card, and a cover letter recommending the assessed value be reduced to \$584,469.

The Assessor's comparable sales grid supports the suggested revised value of \$584,469.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$584,469 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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CLARK COUNTY BOARD OF EQUALIZATION

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PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HPA BORROWER 2016-2 LLC

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 188284-045

PROPERTY LOCATION: 12407 NW 48th Ct
Vancouver, WA 98685

PETITION: 414

ASSESSMENT YEAR: Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 151,800	\$	151,800
Improvements	\$ 654,714	\$	598,200
Personal property			
ASSESSED VALUE	\$ 806,514	BOE VALUE	\$ 750,000

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
Dick Riley

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 4,232 square feet, built in 2005 and is of good plus construction quality located on 0.25 acres.

The appellant submitted five comparable sales [#183269-016 sold for \$600,000 in December 2020; #117768-114 sold for \$625,000 in June 2020; #117768-548 sold for \$685,000 in August 2020; #117768-540 sold for \$630,000 in August 2020; and #117768-346 sold for \$680,500 in May 2020].

The appellant requested a value of \$744,800.

The Assessor's evidence included four sales adjusted for time, a 2021 property information card, and a cover letter recommending the assessed value be reduced to \$750,000.

The Assessor's comparable sales grid supports the suggested revised value of \$750,000.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$750,000 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: HPA BORROWER 2018-1 MS LLC**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 188287-128**PROPERTY LOCATION:** 12008 NW 40th Ave
Vancouver, WA 98685**PETITION: 415****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 131,100	\$ 131,100	
Improvements	\$ 498,791	\$ 480,258	
Personal property			
ASSESSED VALUE	\$ 629,891	BOE VALUE	\$ 611,358

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,454 square feet, built in 2007 and is of good minus construction quality located on 0.13 acres.

The appellant submitted six comparable sales [#188287-108 sold for \$549,000 in June 2020; #188321-044 sold for \$585,000 in November 2020; #188997-014 sold for \$560,000 in June 2020; #188944-052 sold for \$521,000 in January 2020; #118137-950 sold for \$554,900 in September 2020; and #188936-012 sold for \$575,000 in January 2021].

The appellant requested a value of \$605,000.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending the assessed value be reduced to \$611,358.

The Assessor's comparable sales grid supports the suggested revised value of \$611,358.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$611,358 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

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Vancouver, WA 98660-5000
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Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HPA BORROWER 2017-1 LLC

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 188944-002

PROPERTY LOCATION: 11409 NW 12th Ave
Vancouver, WA 98685

PETITION: 416

ASSESSMENT YEAR: Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$ 144,000	\$	144,000
Improvements	\$ 508,426	\$	508,426
Personal property			
ASSESSED VALUE	\$ 652,426	BOE VALUE	\$ 652,426

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
Dick Riley

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,224 square feet, built in 2012 and is of good construction quality located on 0.17 acres.

The appellant submitted four comparable sales [#188936-012 sold for \$575,000 in January 2021; #986031-419 sold for \$540,000 in October 2020; #188997-014 sold for \$560,000 in June 2020; and #188287-108 sold for \$549,000 in June 2020].

The appellant requested a value of \$573,300.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$652,426.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$652,426 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HPA BORROWER 2017-1 ML LLC

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 229663-048

PROPERTY LOCATION: 410 E Heather Way
Yacolt, WA 98675

PETITION: 426

ASSESSMENT YEAR: Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$ 78,000	\$	78,000
Improvements	\$ 239,611	\$	239,611
Personal property			
ASSESSED VALUE	\$ 317,611	BOE VALUE	\$ 317,611

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,361 square feet, built in 2010 and is of average construction quality located on 0.36 acres.

The appellant submitted three comparable sales [#66665-000 sold for \$253,125 in August 2020; #986027-141 sold for \$285,000 in March 2020; and #986042-548 sold for \$329,374 in October 2020].

The appellant requested a value of \$297,200.

The Assessor's evidence included three sales adjusted for time and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$317,611.

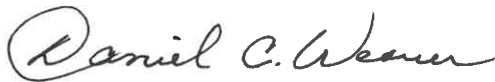
DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$317,611 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the Assessor's Office or the Washington State Board of Tax Appeals.

***** You must pay your taxes by the date they are due to avoid penalties and interest. After the appeal period for the decision has passed, changes to the assessment will be entered into the system by the Assessor's Office and the Treasurer's Office will notify you of adjustments made to your taxes. *****

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: US BANK TRUST NA AS TRUSTEES**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 279678-000**PROPERTY LOCATION:** 27701 NE 355th Cir
Yacolt, WA 98675**PETITION: 427****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 175,995	\$	175,995
Improvements	\$ 417,855	\$	417,855
Personal property			
ASSESSED VALUE	\$ 593,850	BOE VALUE	\$ 593,850

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,716 square feet, built in 2000 and is of average plus construction quality located on 5 acres.

The appellant submitted three comparable sales [#279453-000 sold for \$555,562 in July 2020; #279506-000 sold for \$525,000 in May 2020; and #229435-000 sold for \$565,000 in February 2020].

The appellant requested a value of \$529,400.

The Assessor's evidence included four sales adjusted for time and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$593,850.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$593,850 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: HPA II BORROWER 2020-1 LLC**

Ryan, LLC
C/O Robert Peyton
500 E Broward Blvd. Suite 1130
Ft. Lauderdale, FL 33394

ACCOUNT NUMBER: 986028-308**PROPERTY LOCATION:** 7009 NW 23rd Ct
Vancouver, WA 98665**PETITION: 428****ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 159,600	\$ 159,600	
Improvements	\$ 331,418	\$ 331,418	
Personal property			
ASSESSED VALUE	\$ 491,018	BOE VALUE	\$ 491,018

Date of hearing: May 25, 2022

Recording ID# HPA52522

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
Dick Riley

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,776 square feet, built in 2014 and is of average plus construction quality located on 0.17 acres.

The property was purchased for \$450,000 in March 2020. The appellant submitted four comparable sales [#986044-653 sold for \$482,500 in October 2020; #986028-305 sold for \$489,995 in January 2021; #986044-671 sold for \$432,000 in December 2019; and #986044-673 sold for \$418,529 in April 2020].

The appellant requested a value of \$477,135.

The Assessor's evidence included four sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales grid supports the assessed value of \$491,018.

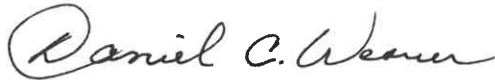
DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$491,018 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on June 10, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the Assessor's Office or the Washington State Board of Tax Appeals.

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